



Homes
England

Making homes happen

Community newsletter · Issue 6 · July 2021
Keeping you up to date with progress

Northern Arc



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Northern Arc Design Guide

Welcome

Welcome to the latest edition of the Northern Arc newsletter.

In this edition, we introduce the latest developer partner to join the Northern Arc - and let you know how you can share your views on their plans to build homes, enhance habitat connectivity and provide public open space.

We have site updates from Sisk and Jackson as they continue their work to provide essential infrastructure, and catch up with Countryside Properties as they continue to build new homes at Freeks Farm.

We're also taking a closer look at the purpose of the Northern Arc Design Guide and how it takes inspiration from the local

area, and we've focused on Northstowe, another of Homes England's flagship projects.

As always, we want to hear from you. Please use the contact details on the back page of this newsletter to get in touch.

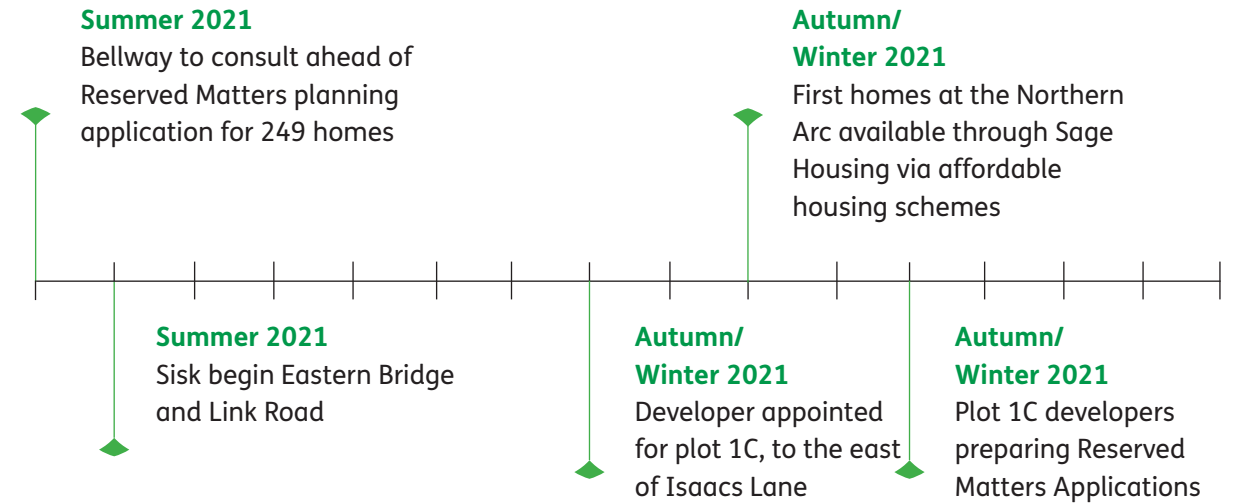
Ken Glendinning

Project Director, Homes England



Cover image: Roundabout under construction at the Western Link Road

Development timeline Progress at the Northern Arc



Planning update Green Super Highway

The Green Super Highway will be a dedicated, segregated walking and cycling route that runs east to west through the Northern Arc. It will be separate from vehicle traffic and will allow people to reach neighbourhood centres, schools, parks and shops without needing to drive. A planning application relating to a small part of the Green Super Highway to the east of the Northern Arc site, including a bridge over the River Adur, was submitted in early June and is targeted to be determined in early September this year.

To find out more and have your say, visit the Mid Sussex District Planning Portal at <https://www.midsussex.gov.uk/planning-building/> and search reference number DM/21/2166.



Developer introduction: Bellway

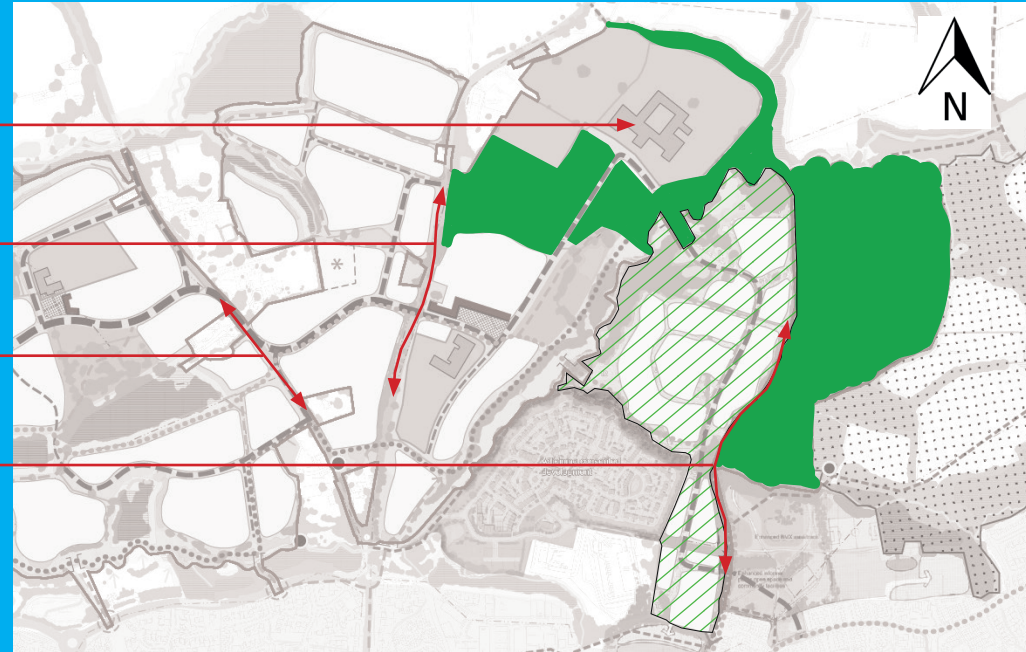


Future secondary school site

Isaacs Lane

Cuckfield Road

Freeks Lane



Bellway land parcels 

Countryside properties land parcels 

Homes England is pleased to welcome Bellway as the next developer at the Northern Arc. They will build 249 homes to the east of the site and develop some public open spaces including the Lowlands Farm extension to the Bedelands Nature Reserve.

Bellway pride themselves on building residential developments that quickly become established as positive additions to local communities. With 22 divisions across the UK, they sell over 10,000 homes a year and were delighted to recently be awarded “five-star builder” status for the third successive year by the Home Builders Federation (HBF). This award is the highest accolade any house builder can receive and confirms Bellway’s place among the country’s elite house builders.

They are already building in the local area, with homes under construction at Hassocks Golf Club and a scheme recently completed at Solomon Seal,

Broadbridge Heath. These projects demonstrate their sensitive design approach and recognition of the importance of good architecture whilst ensuring that the schemes are sustainable both in terms of the houses they build and the landscape within which the houses sit.

This objective of achieving a high quality sustainable design is very much at the forefront of the new homes Bellway are planning at the Northern Arc. Here they will be providing high quality, bespoke design houses that sit within significant amounts of open space for new and existing residents to enjoy, whilst also offering an opportunity to enhance biodiversity on site. 50 of the homes will be available for private rental. In addition, there will be footpaths and cycleways to improve connectivity with the existing built up area so that the development at Northern Arc will improve the health and quality of life for all local residents.



Bellway are running a pre-application consultation exercise on their Reserved Matters proposals. We are excited to share their vision and ideas with you. People who already live closest to the site will be receiving a consultation leaflet in the post, so please keep an eye out for one.


Everyone - not just close neighbours - can view the plans and give feedback during the consultation period. Visit the consultation website for more information. If you have questions or would like to receive the consultation material in print, please call the freephone number.

Consultation website:
www.bellwaynorthernarc.co.uk

Freephone Community Information Line:
0800 294 1304

Your feedback is important to Bellway and will be carefully considered as they move towards a planning application later this summer. Please take your time to review the information provided, speak with their team and let them know your thoughts.

The consultation period will close at the end of July, so if you wish to comment please ensure that you do so before then.

 Images show recently completed homes at Solomon Seal, Broadbridge Heath

Contractor update: John Sisk & Son



UK Power Networks conducting overhead line works at the Sisk site

John Sisk & Son will be building the Eastern Bridge and Link Road which will join Freeks Lane to Isaacs lane, providing pedestrian and vehicle access to the eastern part of the Northern Arc site.

Sisk have now undertaken the second stage of site clearance works required at the proposed eastern bridge location. All work undertaken on site was undertaken in the presence of an ecologist and in compliance with the conditions of their licence from Natural England.

Sisk have also improved an existing track, laying down stone to allow UK Power Networks access for their works on overhead lines.

From Monday 12 July Sisk will be conducting further site works along Isaacs Lane. The speed limit will be reduced to 40mph, with single lane closures in place 12 - 16 July and 26 - 30 July.

These works will involve the construction of a site access road off Isaacs Lane, the site compound setup and the erection of tree protection fencing, which will shield protected trees from potential damage during construction by marking out their root safety zones and keeping the canopy free from damage.

For more information, see johnsiskandson.com, follow on Twitter @JohnSiskandSon or on LinkedIn at John Sisk & Son Ltd.

Contractor update: Jackson



Jackson Civil Engineering is building the Western Link road connecting the A2300 in the north to Jane Murray Way in the south, with new roundabouts built at the intersections with the existing highway.

Since the April update, progress has been made on the northern half of the new roundabout on the A2300. Temporary surfacing has been completed and the northern half of the roundabout has had traffic diverted onto it. This was in conjunction with the adjacent A2300 improvement works planned traffic switch over onto the newly constructed sections of road.

Works to the southern half of the new roundabout have now started. These include excavating the footprint of the roundabout, new stone fill, kerbing and utility works.

Once traffic is switched over on the main A2300, work to finish the roundabout can begin.

The drainage to the roundabout is being provided by the installation of a combined kerb drainage system. This system has been specially designed for efficiency to require minimal maintenance. During this period, the installation of filter drainage has also been undertaken, which allows any water that is in the ground to drain away before it reaches the foundation of the road.

Design work continues to the proposed roads coming from the new roundabout to the north and south, with construction expected to begin later this year.

For more information about Jackson Civil Engineering, visit www.jackson-civils.co.uk/

The Western Link Road under construction



Developer update: Countryside properties



Countryside Properties was the first housebuilder to be appointed at the Northern Arc and are building 460 homes, over 50% of them as affordable housing. The first affordable homes are expected to be ready in late Autumn 2021 and the first private homes in Spring 2022.

Since the April/May update, the roads, drains and the majority of the foundations have now been completed on the first phase of homes at Freeks Farm. Scaffolding is soon to be erected in preparation for above-ground building and neighbours will soon be able to see the first houses and flats in construction.

As a result of poor weather conditions throughout May and June, Countryside have worked hard to manage the mud and maintain the highest

safety standards on local roads. As and when the hot weather returns the focus will switch to dust management.

To the north of phase one, the new bridge is in construction and the flank walls of the bridge are now visible from Freeks Lane. The bridge is anticipated to be complete by September, this will then allow access for the next stage of the development.

A final safety review is currently being undertaken for the Maple Drive play area which is anticipated to open to the public towards the end of July.

For more information visit countrysideproperties.com, or twitter [@CountrysideProp](https://twitter.com/CountrysideProp)

Foundations for houses at Freeks Farm



Work on the bridge over the River Adur



Schools update: Secondary education provision



Homes England is working with West Sussex County Council as the local education authority to make sure the Northern Arc has enough school places for new and existing residents.

The Northern Arc will have three brand new school buildings. Homes England is building the two primary sites and providing funding and land to West Sussex County Council (WSCC) who will be developing the secondary school site.

WSCC is planning to create a free school for children aged 4 -16 - run on two separate sites within the Northern Arc (primary and secondary) but by the same school sponsor. You can now have your say on their plans for the new school, which will reduce pressure on the demand for secondary places in Burgess Hill, Haywards Heath and Hassocks.

WSCC are running a consultation, seeking your views on:

- How many places the school should have
- Who should run it
- Should it be single-sex or co-educational
- The kinds of special needs that should be catered for

The consultation is open to everyone and WSCC would especially like to hear from families, children and teachers living or working in the area.

You can complete the consultation until 26 July at: **www.westsussex.gov.uk/burgesshill**

Consultation on the design of the buildings will follow at a later date, details of which will be shared in this newsletter.

ARTICLE 1

Project focus: Northstowe

Homes England's role explored

Homes England is the Government's housing accelerator. They have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, Homes England are making possible the new homes that England needs, helping to improve neighbourhoods and grow communities.

In their role as master developer at the Northern Arc, Homes England is working with Mid Sussex District Council (the local planning authority) to build a sustainable community for generations to come. We are currently at a really exciting point in the programme, where Homes England are starting to welcome developer partners on board and see the first homes being built.

Homes England has been acting in a similar master developer role at Northstowe: the biggest new town project in the UK since Milton Keynes with over 670 new homes already occupied. Northstowe

is being constructed 10 km (6.2 miles) north west of Cambridge, linked by a high speed guided busway (15 mins to Cambridge North Station and Science Park) and the improved A14.

The first families moved into Northstowe in May 2017 and eventually the community will consist of around 10,000 new houses and apartments and will have its very own town centre and state-of-the-art amenities.

Northstowe is being built in three main phases and Homes England is overseeing phases 2 and 3 comprising 8,500 homes and the town centre. Like at the Northern Arc, Homes England are ensuring that Northstowe has been planned to provide great spaces for formal and informal recreation. They have oversight of the developers and contractors who are building the homes and infrastructure. The new town will include a range of community facilities such as new schools, sports hubs and local neighbourhood centres.



For more information about Northstowe, visit <https://www.northstowe.com>

For more information about Homes England's role and other projects, visit <https://www.gov.uk/government/organisations/homes-england>

Northstowe is a sustainable new development that is richly steeped in local history, giving it an identity that is entirely unique

ARTICLE 2

Northern Arc Design Guide

Placemaking principles for a new community

On the Northern Arc web pages, we have a 'project library' which contains important public documents that relate to the development. One of the most detailed and important ones is the Design Guide. At 164 pages long, it's a serious read – but what is a Design Guide and why might you want to take a look?

We caught up with Niltay Satchell, Associate Director in the Masterplanning team, to find out more.

Please could you start off by explaining to us what a Design Guide is?

A Design Guide is a document that sets out the placemaking principles for a masterplan development. It includes guidance on housing layout to ensure that new homes and

neighbourhoods are attractive, safe and easy to find your way around. It helps to secure a consistently good standard of house building, with high quality public realm and open spaces.

What does the Northern Arc Design Guide contain?

The Northern Arc Design Guide draws on the principles in the Building for a Healthy Life design guide. This document is Homes England's key measure of design quality and has been written in partnership with the National Health Service (NHS) to make sure new and growing neighbourhoods help to promote healthy, sustainable lifestyles for residents while preserving distinctive characteristics and landmarks and promoting local character. It's also consistent with the Mid Sussex



Detail of the Northern Arc avenue from the Design Guide

Design Guide, drawn up by Mid Sussex District Council to inform new development across the district.

The Northern Arc Design Guide includes, for example:

- The character and identity of the three neighbourhood centres and how they complement each other
- The character and identity of the different residential areas, and how the homes there might look
- The employment area to the west of the site
- Street design, particularly the character of the Northern Arc avenue
- Walking and cycling routes and bridleways
- Parks, public open spaces and landscaped areas

How does the Northern Arc design guide reflect the local area?

The Design Guide has been informed by an analysis of places in Mid Sussex that have stood the test of time, remaining popular today because of their good design. The Northern Arc needs to feel like a part of the local area, so when writing the guide we looked closely not only at Burgess Hill, but also areas of Haywards Heath, Hurstpierpoint and Lindfield noting how the buildings there used local materials and techniques. The Design Guide incorporates some of the things that make these towns and villages special, while still allowing developers the freedom to respond to the character of their plots and to use modern, sustainable building practices.



Information in the Design Guide will ensure high quality public spaces at the Northern Arc that everyone can enjoy

How will the Northern Arc Design Guide influence the development of the Northern Arc?

The Northern Arc is a long term project which will be built over a number of years. The Design Guide is a document that will maintain consistent high quality across the development, while still allowing flexibility to, for example, incorporate new sustainable technologies as they become available, or adapt to the changing needs of the community after the Covid-19 pandemic.

In order to ensure that all developers and contractors maintain Homes England’s high standards for design and construction at the Northern Arc, the Design Guide drawn up by the masterplanning team was submitted as part of the outline planning application in 2018. Planning conditions 6 and 7 of the outline planning permission (DM/18/5114) require reserved matters planning applications (detailed designs submitted by builders and contractors) to be

broadly in accordance with the Design Guide. This means the Northern Arc Design Guide is a material consideration that must be taken into consideration when determining all future Northern Arc applications. A Northern Arc Design Review Panel has been set up to make sure all reserved matters planning applications achieve a high quality design.

You can read and download the Northern Arc Design Guide, along with other public documents relating to the scheme, at:

<http://burgesshill.net/housing/northern-arc/project-library/>



Research into the local area informs the look and feel of homes and public spaces at the Northern Arc



Northern Arc updates

We will continue to use our project webpage and Facebook page to share information and we're keen to hear from you on how you'd like to be kept informed. We are also going to be sharing videos of site progress as the project develops.

We appreciate that people have different preferences on how they wish to receive information and provide feedback on the scheme. As social distancing requirements relating to COVID-19 start to relax, we will work with our contractors and developer partners to offer both in-person and online methods of engagement.

Please use the contact details on this page to let us have your thoughts on how you would like to hear more from us and on what topics.

Stay updated

Visit our Facebook page for all the latest news:

@NorthernArcBH

Accessibility

We want to be accessible to all. If you would like to receive this newsletter in a different format, please contact us using the details below.

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